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Air

25X1

1957

THRU Chief, Real Estate & Const. Division
Chief, SE
Chief of Station, [redacted]

Administrative
Warehouse

Document No. 17
No Change in Class. ☐
☐ Declassified
Class. Changed To: TS S 0
Auth.: BR 78-2
Date: 25 OCT 1978 By: [redacted]

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ACTION REQUIRED: See paras. 6 and 7

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1. The warehousing situation [redacted] has been a problem for some time. 25X1

[redacted]

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The present lease expires on 30 June 1957. The landlord is adamant about not renewing, but even if he would consider a new contract the present space is inadequate [redacted]

2. During [redacted] TDY here we discussed the following possible ways to acquire a new warehouse:

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a. Leasing suitable property already available;

b. Building [redacted]

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c. Leasing property built to our specifications.

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3. a. Extensive search for suitable property already constructed has proven unsuccessful. [redacted]

Action approved by [redacted]

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4. A building constructed in accordance with the enclosed plan will cost approximately [] computed at the present index rate of [] the structural cost equals [] We will not take title to the property, but will get a five-year lease on the property with a renewal option providing for a rental rate comparable to that which like property is renting for at that time. A clause to allow subletting and transfer rights also will be incorporated into the agreement to guarantee, as much as possible, a return of the prepaid rent period should we, of necessity, have to vacate the premises before the end of the first five-year period. Because of the scarcity of warehousing in this area, the subletting--if required--should present no problem.

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5. The builder with whom we discussed this program has stated that he can complete the new warehouse in ninety days. The prepaid rental for five years will amount to approximately [] which is considered fair for the area.

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6. Approval is requested of Headquarters to conclude negotiations with the contractor who will build to our specifications and to commit the [] required. Payment will be effected in several partial payments as the work progresses to further ensure the security of the funds.

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[redacted]
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7. Since construction should start around the beginning of February, 1957, early consideration of this matter by Headquarters, and cabled authorization to proceed, will be appreciated.

[redacted]
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APPROVED:

[redacted]
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[redacted]
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Enclosure - as stated

3 January 1957

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ORIGINAL DOCUMENT MISSING PAGE(S):

enclosure missing